MUNICIPAL GRANTS ACT

Guidelines for Designating Class IV Areas

September 1983

Nova Scotia

Department of Municipal Affairs

Community Planning Division

P.O. Box [illegible], Halifax, Nova Scotia
B3J [illegible] Phone [illegible]

INTRODUCTION

On January 1, 1980, the Municipal Services Act was repealed and replaced by the Municipal Grants Act which provides the authority and guidelines for the distribution of an unconditonal grant fund.

The new grant program includes a basic operating grant, full taxes on provincial government property, plus partial taxes on the residential property of post-secondary educational institutions and hospitals and a revenue guarantee. There is also a general capital grant and sharing of debt charges on projects approved prior to October 16, 1979. To ensure that municipalities have a growing source of revenue, both the operating and capital grant funds are indexed to the rate of increase in Gross Provincial Revenues.

The Municipal Grant fund is distributed among the province's 66 municipal units in a manner which recognizes expenditure need expressed as a cost per dwelling unit. The concept of expenditure need is based on the premise that municipal units of different size and different urban/rural character deliver different levels of service. For the purposes of the new program each urban municipal unit was classified as shown below into one of three classes according to size in terms of number of dwelling units.

CLASS I	7500 dwelling units or more (the three cities)
CLASS II	3000 to 7499 dwelling units (the four largest towns)
CLASS III	250 to 2999 dwelling units (all other towns)

The rural municipalities are all classified together in one class but a distinct classification (Class IV) was created which recognized the demand for services in urbanized areas of rural municipalities. These special areas are selected using size, density and urban character as criteria.

CLASS IV	urbanized areas of rural municipalities
CLASS V	rural municipalities excluding Class IV above

The designation of Class IV communities is intended only to assist in the determination of an equitable grant for the rural municipalities in which they are located, and not to predetermine municipal spending priorities. Use of this classification in the grant formula

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recognizes the higher expenditure needs in urbanized areas regardless of their formal incorporated status.

It is important to remember that an area shall not be included in Class IV for purposes of the grant program until the Minister has designated the area, either on his own motion or upon the application of a rural municipality. This paper outlines the criteria and procedures required to determine what urban areas of rural municipalities qualify as Class IV communities. Outlined in Appendix I is the process required of a municipality wishing to apply for approval of a Class IV area.

Applications and questions regarding Class IV areas are to be sent to the:

Director
Finance and Administration
Department of Municipal Affairs
P.O. Box 216
Halifax, Nova Scotia
B3J 2M4

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DEFINITIONS

Urbanized Area of Rural Municipality

- is an adjacent community, a separate community or a planned development centre.

Adjacent Community

- means a community which

  (a) has an area of at least one-quarter square mile

  (b) has minimum internal dimensions of at least one-half mile

  (c) is immediately adjacent to a city or town or to a river or stream that forms a boundary of a city or town and that is crossed by a causeway, bridge or ferry service within one-half mile of the community

  (d) has a minimum density of two hundred and fifty dwelling units per square mile

Separate Community

- means a community which

  (a) has an area of at least one square mile

  (b) has minimum internal dimensions of at least one-half mile

  (c) has a minimum density of two hundred and fifty dwelling units per square mile

  (d) possesses, in the opinion of the Minister, urban character *

  ***note:** **urban character is discussed more fully on page 19 of this paper**

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Planned Development Centre

- means an area that

  (a) has been designated in a municipal planning strategy approved by the Minister as an area of future concentrated growth and development of an urban character;

  (b) has a minimum density of one hundred and seventy-five dwelling units per square mile; and

  (c) has a minimum internal dimension of at least one-half mile.

dwelling unit

- means a living quarter, accessible from a private entrance either from outside a building or in a common area within the building, that is occupied or, if unoccupied, is reasonably fit for occupancy, and that contains kitchen facilities within the unit and has toilet facilities that are not shared with the occupants of other dwelling units

  and includes:

  - single family units;
  - semi-detached units;
  - self-contained multiples and apartment units;
  - units above commercial establishments;
  - mobile homes;
  - self-contained senior citizen's residential units;
  - self-contained university and institutional residential units;
  - DND housing units in municipalities where full services are received from the municipal government

  not included are:

  - housing units in Indian reservations;
  - housing units on armed forces bases serviced by the Federal Government

grid

- a system of squares superimposed on base maps for the purpose of calculating dwelling unit density

grid square:

- a square with linear dimensions of one-quarter mile by one-quarter mile (1320' x 1320') and with an area of one-sixteenth (.06) square mile

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DESIGNATING CLASS IV SEPARATE COMMUNITIES

Outlined below is the methodology to be followed when initially determining where the boundaries of a proposed Class IV separate community should be established. Also explained are the procedures to follow when expanding the boundaries of the Class IV area as initially delineated.

The reader is advised to refer to the accompanying illustrations for clarification.

CRITERIA

1. the community as initially delineated must have an area of 1 square mile (16 grid squares)

2. there must be a total of at least 250 dwelling units in the 16 grid squares *

3. the dimensions within its boundaries must never be less than ¼ linear mile

4. it must possess "urban character" by meeting four of the seven characteristics listed on pages 19 and 20.

***note: the density in a separate community must never be less than 250 dwelling units per square mile**

DELINEATING THE COMMUNITY BOUNDARY

1. Add together 16 adjoining grid squares in a pattern which will encompass the greatest total number of dwelling units, remembering that the internal dimensions of the combined grid squares cannot be less than ¼ linear mile

2. Draw a heavy line around the 16 grid squares. This will be a square mile area

2A If the square mile area within the heavy line includes substantial blocks of land being used for urban non-residential purposes (hospitals, universities, parks, golf-courses, industrial parks, national defence lands) or large water bodies (lakes, rivers, coastal waters, floodplains clearly designated in a municipal development plan as not suitable for development) which preclude the availability of large portions of the square mile area for residential development, the area of these large

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blocks of land or water bodies is calculated and the heavy line is moved to encompass additional adjoining grid squares of an equivalent area * while still retaining an internal dimension inside the heavy line of no less than ½ linear mile

***note: It may not always be possible to add on an exactly equivalent area. Where this happens always round the area to the closest .06 (1/16th) square mile. For example, if a water body has an area of .17 square miles move the heavy line to encompass three additional grid squares (.19 square miles).**

Grid squares may not be fractioned

Eligible Area

2B Having added an equivalent land area, the eligible area for calculating the dwelling unit density is the total area inside the heavy line minus the area of the urban non-residential blocks and water bodies.

Diagram #1

total area inside heavy line mile	=	1.75 square mile
area of water bodies	=	.75 square mile (-)
eligible area	=	1.00 square mile

All areas deducted from total area inside the heavy line to determine eligible area must be indicated on the map delineating the community.

2C Should the equivalent land area also contain substantial blocks of urban non-residential development or water bodies, repeat steps 2A and 2B.

3. Having drawn a heavy line which encompasses 1 square mile of eligible area, add the total number of dwelling units inside the heavy line.

4. Where the density inside the heavy line is 250 dwelling units per eligible square mile area or greater *, the community meets the density criteria for a Class IV Separate Community

***note: where the density inside is less than 250 dwelling units per eligible square mile area, the community does not have sufficient density to be a Class IV Separate Community.**

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5. Apply the urban characteristics outlined on page 17 and 18. If the community meets four of the seven characteristics listed, draw a boundary around the community and shade or cross-hatch the area inside the boundary.

EXTENDING THE BOUNDARY OF A CLASS IV SEPARATE COMMUNITY

Having delineated an eligible square mile area which meets the density criteria and urban characteristics of a Class IV Separate Community the boundary of the community may be extended by following the procedure outlined below.

1. Any extension of the boundary of a Class IV Separate Community must not:

   - reduce the overall density within the boundary to less than 250 dwelling units per square mile of eligible area

   - reduce the dimensions inside the boundary to less than ½ linear mile

   note: remember that the area inside the boundary of the Separate Community must be shaded or cross-hatched to indicate the community as initially delineated.

2. Any external grid square which abuts the boundary of a Class IV Separate Community and which when added to an adjoining grid square inside the boundary (internal grid square) results in a total number of dwelling units of 32 or greater is eligible * for inclusion in the community

Diagram #2

***note: although a single external grid square may be "eligible" for inclusion inside the boundary, two adjoining external grid squares must be added at a time to retain the internal dimension of ½ linear mile. Both squares must separately meet the 32 or greater rule outlined in #2 above**

Substituting Grid Squares

3A Where an internal grid square which abuts the boundary contains a substantial amount of land developed for urban non-residential purposes or large bodies and therefore when combined with

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Diagram #3

an adjoining grid square inside the boundary results in a total less than 32 dwelling units, another internal grid square which abuts the grid square containing the urban non-residential development or water body may be substituted for the purpose of calculating combined dwelling unit totals when determining whether a boundary may be extended.

Substituting Grid Squares

Where an external grid square which abuts the boundary of a Class IV Separate Community contains a substantial amount of land developed for urban non-residential purposes or large bodies and therefore when combined with an adjoining grid square inside the boundary results in a total of less than 32 dwelling units, another external grid square which abuts the grid square containing the urban non-residential development or water body may be substituted for the purpose of calculating combined unit totals when determining whether a boundary may be extended.

Eligible Area

***note: Where it is necessary to substitute 'external grid squares', the eligible area of the extended Separate Community for calculating the dwelling unit density is:**

the eligible area inside the boundary

plus the total area of the external grid squares considered for the inclusion in the boundary

minus the area of any urban non-residential development and large bodies located within the external grid squares for which a substitution was made.

Extend the boundary of the Class IV Separate Community to encompass those abutting external squares which permit the criteria outlined in #1 above to be retained.

The boundary of a Class IV Separate Community may be further extended by repeating this procedure until:

- It is no longer possible to arrive at a total of 32 dwelling units or greater by combining an external grid square which abuts the extended boundary with adjoining grid square inside the extended boundary.

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- Any further extension of the Boundary would reduce the density inside the boundary to below 250 dwelling units per eligible square mile area.

- Any further extension of the Boundary would result in an internal dimension of less than ½ linear mile.

WHERE CLASS IV SEPARATE COMMUNITIES ABUT

In a rural municipality where extensive urbanization has taken place, it is quite feasible for two Class IV Communities in close proximity to each other to eventually expand to the point where the boundaries of Community 'A' and Community 'B' abut.

This abutting of communities results when the internal squares adjoining the boundary of Community 'A' do not contain sufficient dwelling units to result in a combined total of 32 or greater when combined with adjoining squares inside the boundary of Community 'B' or vice versa.

Where this situation arises, each community shall be considered as a separate entity for grant purposes until such time as an increase in dwelling units along the abutting boundary is high enough to permit amalgamation of the two into one community.

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DESIGNATING CLASS IV ADJACENT COMMUNITIES

Outlined below is the methodology to be followed when initially determining where the boundaries of a proposed Class IV Adjacent Community should be established.

Also explained are the procedures to follow when expanding the boundaries of the Class IV area as initially delineated.

The reader is advised to refer to the accompanying illustrations for clarification.

CRITERIA

1. The community must:

   - abut a town or city boundary; or

Diagram #4

   - be immediately adjacent to a river or stream that forms a city or town boundary and that is crossed by a causeway, bridge or ferry service that is within ½ mile of the community.

2. The community as initially delineated must have an area of ¼ square mile only. (4 grid squares)

3. The dimensions within its boundaries must never be less than ½ linear mile

   note: applying criteria 1 and 2, the dimensions of an adjacent community as initially delineated will be ½ linear mile x ½ linear mile

4. There must be 63 dwelling units located in the selected ¼ square mile area - this is the equivalent of 250 dwelling units per square mile area.

DELINEATING THE COMMUNITY BOUNDARY

1. At any point along a city or town boundary, add together four adjoining grid squares, one of which must abut the city or town boundary or a river or stream that forms a city or town boundary and that is crossed by a causeway, bridge or ferry service that is within ½ mile of the community. Remember that the internal dimensions of the combined grid squares may not be

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be less than ½ linear mile.

2. Draw a heavy line around the four grid squares.

2A If the area within the heavy line includes substantial blocks of land being used for urban non-residential purposes (hospitals, universities, parks, golf courses, industrial parks, national defence lands) or large water bodies (lakes, rivers, coastal waters) which preclude the availability of large portions of the ¼ square mile area for residential development, the area of these blocks of land or water bodies is calculated and the heavy line is moved to encompass additional adjoining grid squares of an equivalent area * while still retaining an internal dimension inside the heavy line of no less than ½ mile.

***note: It may not always be possible to add on an exactly equivalent area. Where this happens always round the area to the closest .06 (1/16th) square mile. For example, if a water body has an area of .23 square miles move the heavy line to encompass four additional grid squares (.25 square miles)**

Grid squares may not be fractioned

3. Having drawn a heavy line which encompasses a quarter square mile of eligible area, add the total number of dwelling units inside the heavy line.

4. Where the density inside the heavy line is equivalent to 250 dwelling units per square mile area (63 dwelling units or more) the community meets the requirements for a Class IV Adjacent Community.

note: where there is not sufficient dwelling units in the quarter square mile area abutting a town or city boundary to meet the criteria for an Adjacent Community, try applying the criteria for a Separate Community over a square mile area.

5. Draw a boundary around the community and shade or cross-hatch the

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area inside the boundary.

EXTENDING THE BOUNDARY OF A CLASS IV ADJACENT COMMUNITY

1. Having delineated an eligible quarter square mile area which meets the criteria for an Class IV Adjacent Community, the boundary of the Community may be extended by following the procedure outlined below:

   1. Any extension of the boundry of a Class IV Adjacent Community must not:

      - reduce the overall density within the boundary to less than 250 dwelling units per eligible square mile;

      - reduce the dimensions inside the boundary to less than ½ linear mile.

      note: **remember the area inside the Boundary of the Adjacent Community must be shaded or cross-hatched to indicate the community as initially delineated.**

Diagram #5

   2. Any external grid square which abuts the boundary of a Class IV Separate Community and which when added to an adjoining grid square inside the boundary results in a total number of dwelling units of 32 or greater is eligible * for inclusion in the community.

      ***note:** **although a single external grid square may be eligible for inclusion inside the boundary two adjoining external grid squares must be added at a time to retain the internal dimension of ½ linear mile. Both squares must separately meet the 32 or greater**

Substituting Grid Squares

3A Where an internal grid square which abuts the boundary contains a substantial amount of land developed for urban non-residential purposes or large water bodies and therefore when combined with an adjoining grid square inside the boundary results in a total less than 32 dwelling units, another internal grid square which abuts the grid square containing the urban non-residential development or water body may be substituted for the pur-

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pose of calculating combined dwelling unit totals when determining whether a boundary may be extended.

3B Where an external grid square which abuts the boundary of a Class IV Adjacent Community contains a substantial amount of land developed for urban non-residential purposes or large water bodies and therefore when combined with an adjoining grid square inside the boundary results in a total of less than 32 dwelling units, another external grid square which abuts the grid square containing the urban non-residential development or water body may be substituted for the purpose of calculating combined unit totals when determining whether a boundary may be extended.

Eligible Area

note: Where it is necessary to substitute 'external grid squares', the eligible area of the extended Adjacent Community for calculating the dwelling unit density is:

the eligible area inside the boundary

plus the total area of the external grid squares considered for inclusion in the boundary

minus the area of any urban non-residential development and large bodies located within the external grid squares for which a substitution was made.

4. Extend the boundary of the Class IV Adjacent Community to encompass those abutting external squares which permit the criteria outlined in #1 above to be retained.

5. The boundary of a Class IV Adjacent Community may be further extended by repeating this procedure until:

   - It is no longer possible to arrive at a total of 32 dwelling units or greater by combining an external grid square which abuts the extended boundary with an adjoining grid square inside the extended boundary.

   - Any further extension of the Boundary would reduce the density inside the boundary to below 250 dwelling

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units per eligible square mile area.

- Any further extension of the Boundary would result in an internal dimension of less than ½ linear mile.

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PLANNED DEVELOPMENT CENTRES

A community may also qualify as a Class IV area where:

1. The community has been designated in an approved Municipal Planning Strategy as a Planned Development Centre.

2. The designation is supported by strategy policies and an accompanying land use by-law which meet the requirements set out in the document "Municipal Planning Stategy and Land Use By-law Policies and Guidelines respecting Approval by the Minister of Municipal Affairs" as published in February 1978 and updated from time to time.

3. The community has a minimum density of 175 dwelling units per square mile.

4. The Community has a minimum internal dimension of at least one-half mile.

PLANNING CRITERIA: PLANNED DEVELOPMENT CENTRES

Planned development centres designated in a Municipal Planning Strategy must meet the following criteria:

A) The settlement must have an existing community core that provides commercial and institutional services and facilities to the residents of the community and to those in the surrounding area;

B) The community must be capable of supporting additional growth and there is reasonable prospect that growth can be anticipated;

C) The community must be serviced or capable of being economically serviced with central sewer and/or water systems;

D) There must be specific servicing policies in the municipal planning strategy that address the servicing requirements of the community, ie. the upgrading and expansion of existing infrastructure or the provision of required municipal central services in the community;

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E) There must be policies in the municipal planning strategy, carried through in the zones and standards of the land use by-law, that encourages future major residential, commercial, industrial and institutional developments to locate in those designated communities;

F) The total areas designated as planned development centres be consistent with projected population increases, ie. the areas designated should not exceed the land requirements necessary to accommodate the anticipated demand;

G) The minimum density requirement shall be 175 units per square mile.

As with any other policies contained in a Municipal Planning Strategy there must be a substantive documented basis on which to make a Planned Development Growth Center designation. The municipal planning strategy and land use by-law must deal with the subjects mentioned in the criteria and to the extent required provide information, analysis, projection, and rationale for the policies of the municipal planning strategy and zones and standards in the land use by-law.

MONITORING

Upon the approval of a Municipal Planning Strategy containing such Planned Development Center designations, the department, in conjunction with the municipal unit, will instigate a monitoring procedure. This procedure will consist of an annual evaluation of the number of residential and commercial units developed within the designation to ensure that growth is taking place in the planned development center, as anticipated by the municipal planning strategy.

If it is shown that the policies of the strategy are not effectively encouraging growth, then for the purposes of the Municipal Grants Act, the designation may be suspended until such time as the municipal unit amends its strategy and land use by-law to include more detailed or restrictive policies. Once these amendments have been approved by the Minister, the designation would then be reinstated.

EXTENDING THE BOUNDARY OF A PLANNED DEVELOPMENT CENTRE

The reader is advised to refer to the accompanying illustrations for clarification.

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Any area adjacent to a planned development centre may be added to the planned development centre as part of a Class IV area if

A) the density in the planned development centre has a minimum of two hundred and fifty dwelling units per square mile;

B) it has a minimum internal dimension of at least one-half mile;

C) the density of the planned development centre combined with the area to be added to it is a minimum of two hundred and fifty dwelling units per square mile; and

D) it has been designated as such in a municipal development planning strategy approved by the Minister.

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URBAN CHARACTER

Separate Communities

Separate Communities which meet the density criterion for Class IV as outlined on page 6 must also be "an identifiable community of urban character" in order to qualify as a Class IV Community for grant purposes.

Separate Communities which are located not more than ½ mile from a town or city boundary are assumed to be functional extensions of the adjacent town or city and as such are automatically considered to have urban character.

Separate Communities which are located more than a ½ mile from a town or city boundary are not considered functional extensions of a larger urban centre and must meet four of the following seven urban characteristics.

1. The existence of the community must not be totally dependent upon activities carried on in the resource sectors which constitute its rural hinterland.

   i.e. its function has expanded beyond that of a convenient service centre for primary industries in the immediate environs of the community and it is capable of self-generating employment opportunities.

2. The function and influence of the community extends beyond the resource area around it.

   i.e. the community provides a special service which attracts population from outside its immediate environs e.g. tourist centre, processing and storage centre, shipping centre, research centre.

3. The community serves as a residential dormitory for a larger urban centre.

4. The community provides a variety of residentially oriented services not only for the immediate settlement but for residents of surrounding settlements.

   e.g. range of retail commercial establishments
   post office
   library
   schools

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churches
community hall

5. The population of the community is constant or growing with an increasing number of residents who do not work in the resource sector or the community is designated as a growth centre in a municipal planning strategy - must grow over 5 years.

6. Has or conceivably could have central water and sewer systems which could accommodate growth.

7. The Community performs or is planned to perform a central place function in a municipal planning strategy.

   i.e. in addition to the variety of services listed under Criterion #4, the community provides a substantial range of commercial services and specialty services such as government or professional offices which residents from the surrounding communities use.

Adjacent Communities

Adjacent Communities are assumed to be physical extensions of the town or city which they abut and as such are automatically considered to have urban character.

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APPENDIX I

PROCEDURE FOR APPLICATION AND APPROVED DESIGNATION OF CLASS IV AREAS

1. The application and necessary documentation for a proposed Class IV area shall be submitted to the Minister from the clerk of the municipality, no later than September 30 in each year.

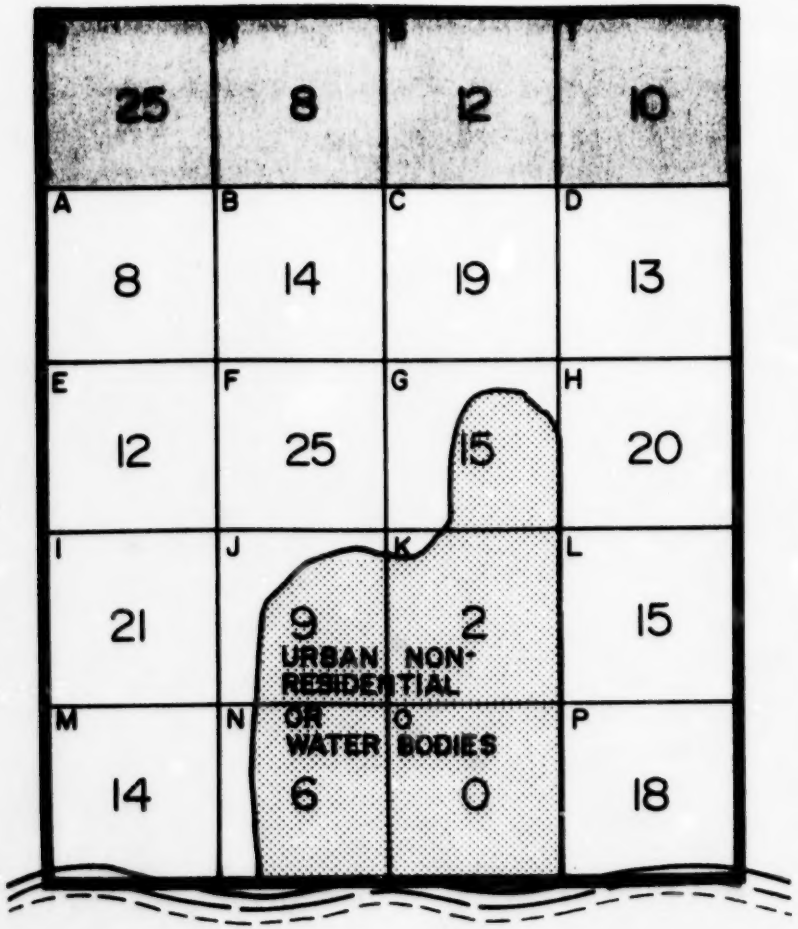
2. The documentation accompanying the application will include land use mapping for the proposed Class IV area, using the recommended grid. A dwelling unit count of the proposed area shall also be included.

3. The Minister shall forward the application and documentation to the Director of Finance and Administration, who will serve as the Coordinator in this approval process.

CLASS IV: EQUIVALENT AREAS (rounded)

16 Grid Squares	= 1.00 sq. mile	= 1 sq. mile	= 27,878,400
15 Grid Squares	= 0.9375 (.94)	= $\frac{15}{16}$ sq. mi.	= 26,136,000
14 Grid Squares	= 0.8750 (.87)	= $\frac{7}{8}$ sq. mi.	= 24,393,600
13 Grid Squares	= 0.8125 (.81)	= $\frac{13}{16}$ sq. mi.	= 22,651,200
12 Grid Squares	= 0.7500 (.75)	= $\frac{3}{4}$ sq. mi.	= 20,908,800
11 Grid Squares	= 0.6875 (.69)	= $\frac{11}{16}$ sq. mi.	= 19,166,400
10 Grid Squares	= 0.6250 (.62)	= $\frac{5}{8}$ sq. mi.	= 17,424,000
9 Grid Squares	= 0.5625 (.56)	= $\frac{9}{16}$ sq. mi.	= 15,681,600
8 Grid Squares	= 0.5000 (.50)	= $\frac{1}{2}$ sq. mi.	= 13,939,200
7 Grid Squares	= 0.4375 (.44)	= $\frac{7}{16}$ sq. mi.	= 12,196,800
6 Grid Squares	= 0.3750 (.37)	= $\frac{3}{8}$ sq. mi.	= 10,454,400
5 Grid Squares	= 0.3125 (.31)	= $\frac{5}{16}$ sq. mi.	= 8,712,000
4 Grid Squares	= 0.2500 (.25)	= $\frac{1}{4}$ sq. mi.	= 6,969,600
3 Grid Squares	= 0.1875 (.19)	= $\frac{3}{16}$ sq. mi.	= 5,227,200
2 Grid Squares	= 0.1250 (.12)	= $\frac{1}{8}$ sq. mi.	= 3,484,800
1 Grid Squares	= 0.0625 (.06)	= $\frac{1}{16}$ sq. mi.	= 1,742,400

SEPARATE COMMUNITY : EQUIVALENT AREA



Community Boundary (1.25 square miles)

Urban Non-Residential (.25 square miles)

Equivalent Area (.25 square miles)

Eligible Area 1.25 square miles (total area)
- .25 square miles (non-residential)
1.0 square miles

Dwelling Units = 256

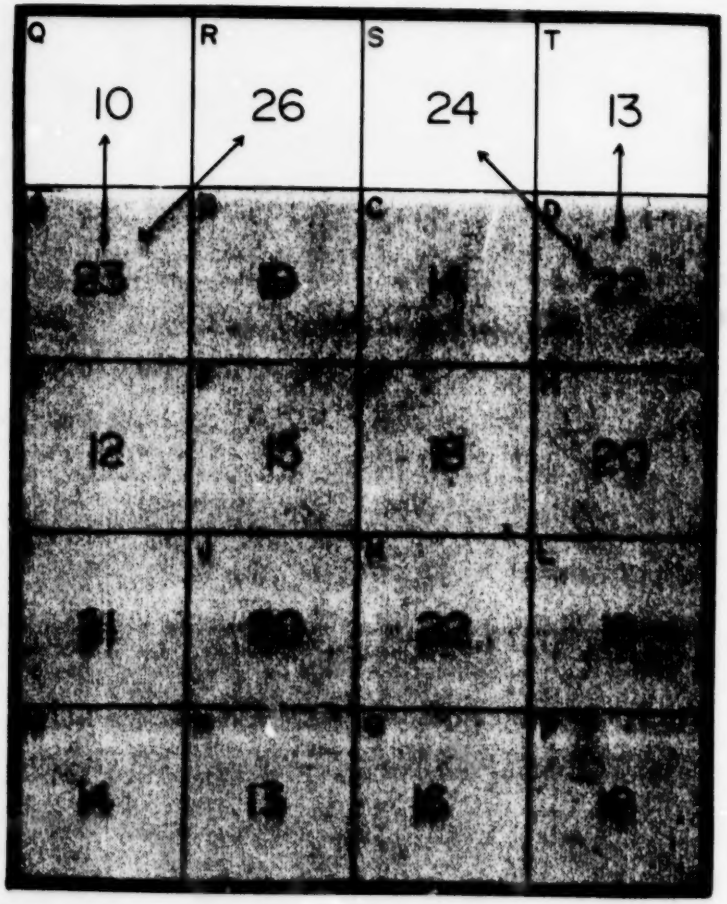
Density = $\frac{\text{Units}}{\text{Eligible Area}}$ = 256 units/square mile

For details re: eligible area refer to: Separate community page 7.

SCALE 1:15,840

DIAGRAM 1

SEPARATE COMMUNITY : BOUNDARY EXTENSION



Existing Community Boundary

Area = 1 square mile
Density = 282 dwelling units / square mile

Q.R.S.T. External grid squares which abut the boundary of the community and which when added to an adjoining grid square inside the boundary (A,B,C or D) result in a total number of dwelling units of 32 or greater.

A + Q = 33
A + R = 49
D + S = 46
D + T = 35

Refer to text page 7 (note 2)

Extended Community Boundary

Area = 1 square mile (Existing)
+.25 square mile (Q.R.S.T.)
= 1.25 square miles

Dwelling Units = 282 (Existing)
73 (Q.R.S.T.)
355

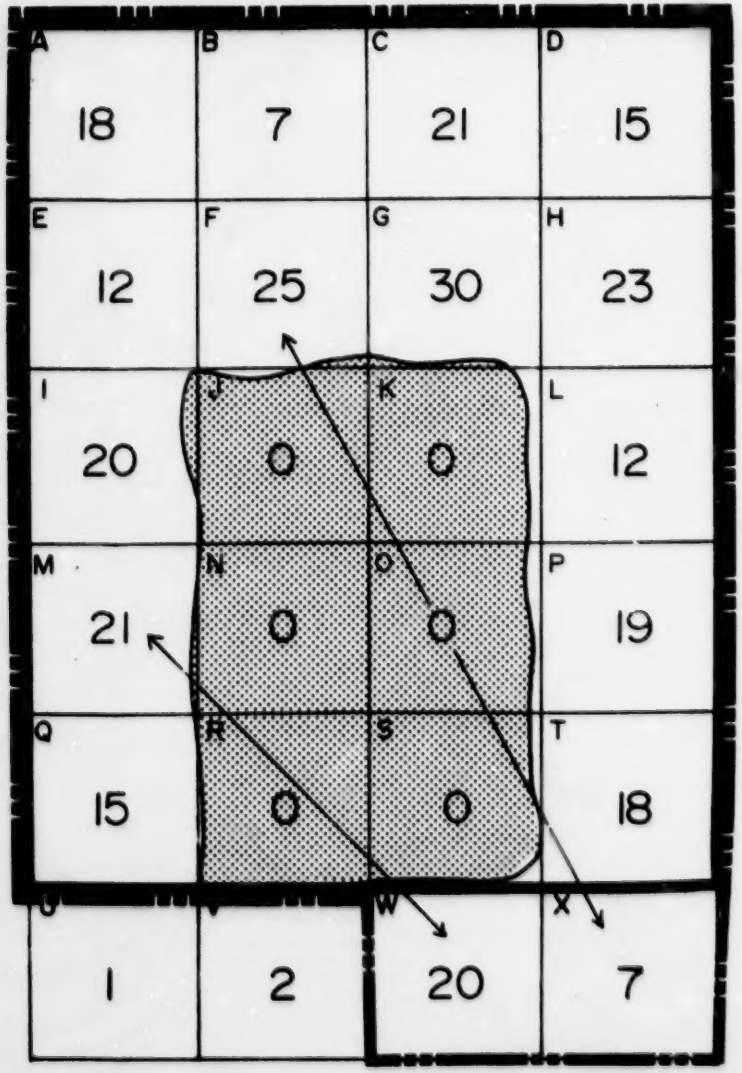
Density inside extended boundary

$= \frac{355 \text{ Dwelling units}}{125 \text{ square miles}} = 284$ Dwelling units/square mile

SCALE 1:15,840

DIAGRAM 2

SUBSTITUTING GRID SQUARES



Existing Community Boundary
Eligible Area = 1 square mile
Dwelling Units = 256
Density = 256 dwelling units/square mile

Urban Non-Residential grid squares for which abutting grid squares may be substituted when extending community boundaries.

W,X External grid squares which abut the community boundary and which when added to a substituted grid square inside the boundary result in a total number of dwelling units of 32 or greater.

F + X = 32
M + W = 41

Refer to pages 7, 8 (3A)

Extended Community Boundary
Area = 1 square mile (existing eligible)
.13 square mile (W,X)
1.13 square miles

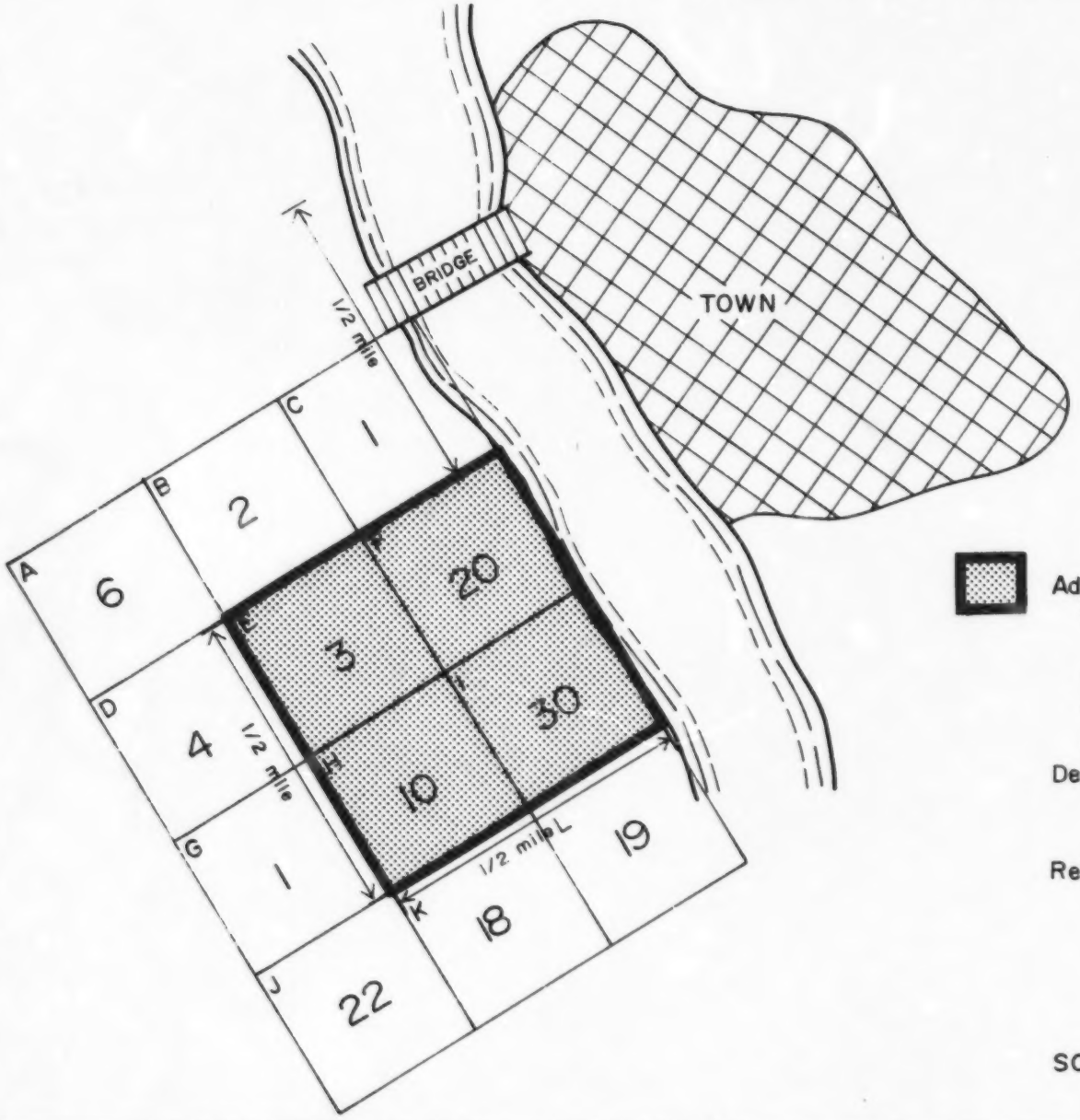
Dwelling Units = 256 (Existing)
27 (W,X)
283

Density Inside Extended Boundary
= 283 Dwelling Units / 1.13 square miles = 250 Dwelling Units/Square Miles

SCALE 1:15,840

DIAGRAM 3

DELINEATING AN ADJACENT COMMUNITY



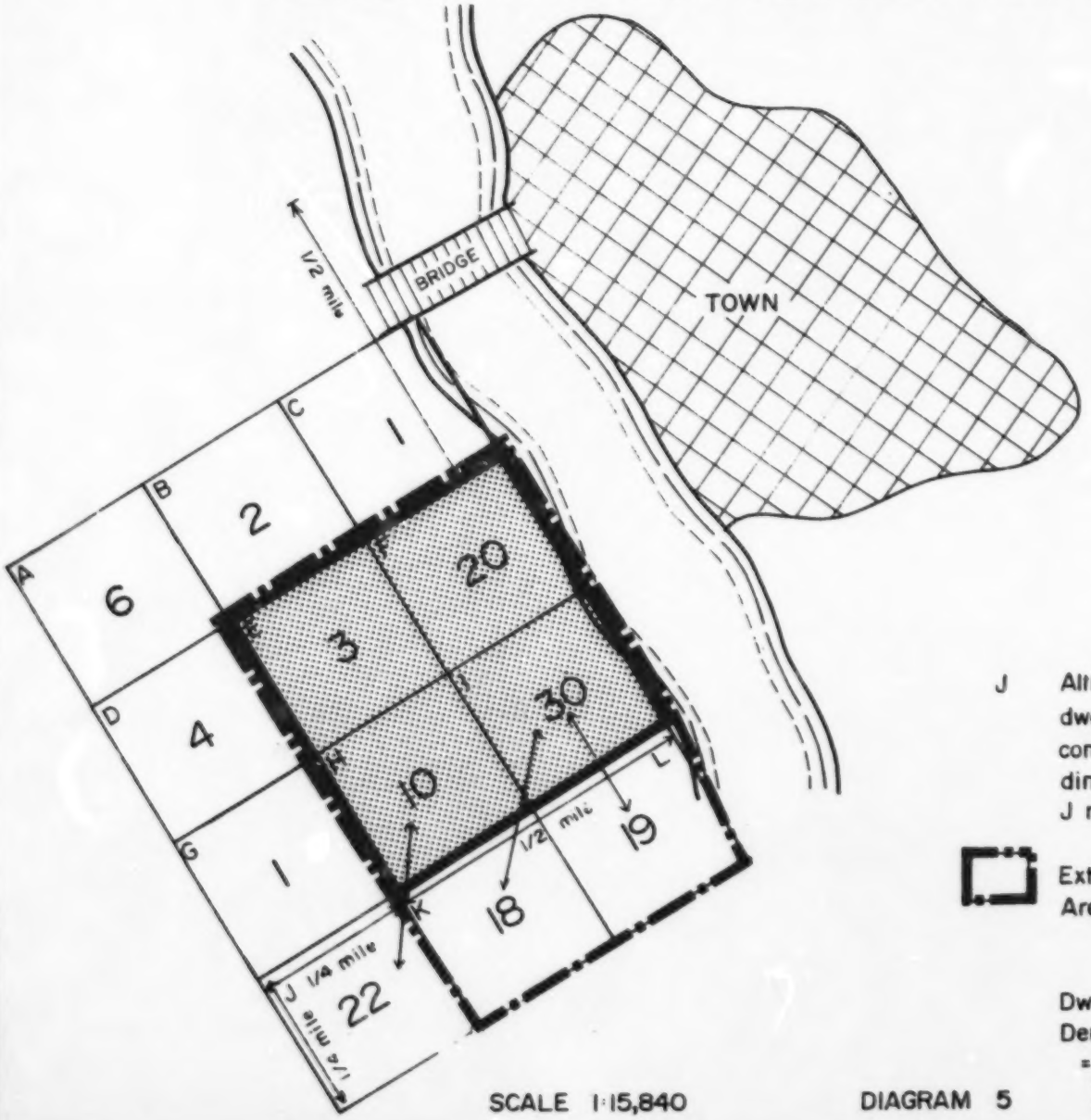
Adjacent Community Boundary
- Located within .5 miles of a bridge or ferry crossing to a town.
- Area = .25 square miles
- Internal dimension = 1/2 linear mile
- Dwelling units = 63

Density = $\frac{63 \text{ d.u.}}{.25 \text{ sq. mi.}}$ = 250 dwelling units/square mile

Refer to text – page 10

SCALE 1:15,840 DIAGRAM 4

BOUNDARY EXTENSION : ADJACENT COMMUNITY



Adjacent Community
Area = .25 square miles
63 Dwelling Units
Density = 250 Dwelling Units/ Square Mile

J,K,L. External grid squares which abut the boundary of the community and which when added to an adjoining grid square inside the boundary result in a total number of dwelling units of 32 or more.

L + I = 49
K + I = 48
J + H = 32

Refer to text on page 12

J Although adding J to H results in 32 dwelling units, including 'J' in the community would result in an internal dimension of less than 1/2 linear mile: J not eligible.

Extended Community Boundary
Area .25 square miles (existing)
.13 square miles (K,L)
.38 square miles

Dwelling Units = 63(existing) + 37(K,L) = 110
Density inside extended boundary
= 110 dwelling units / .38 square miles = 289 dwelling units/ square mile

SCALE 1:15,840

DIAGRAM 5